

IN RE: PETITION FOR ZONING VARIANCE
NW/5 Belair Road, 300' SW of
Gottner Road
(11800 Belair Road)
11th Election District
5th Councilmanic District
Ann S. Langenfelter
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 92-130-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance from Sections 1A04.3.B, 1A04.3.b.3, and 102.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit: 1) building setbacks of 56.2 feet and 55.9 feet from Buildings B and C, respectively, in lieu of the required 100 feet for Building A; 2) a lot line setback of 47.6 feet in lieu of the required 50 feet and a building setback of 48 feet from Building C in lieu of the required 100 feet for Building B; 3) building setbacks of 48 feet, 55.9 feet, and 31.5 feet from Buildings B, A and D, respectively, in lieu of the required 100 feet and a lot line setback of 40.1 feet in lieu of the required 50 feet for Building C; 4) building setbacks of 31.5 feet and 21.5 feet from Buildings C and E, respectively, in lieu of the required 100 feet, and a lot line setback of 26.9 feet in lieu of the required 50 feet for Building D; 5) building setbacks of 21.5 feet and 20 feet from Buildings D and F, respectively, in lieu of the required 100 feet, and a lot line setback of 3.4 feet in lieu of the required 50 feet for Building E; 6) building setbacks of 20 feet and 5 feet from Buildings E and G, respectively, in lieu of the required 100 feet, and a lot line setback of 40.3 feet in lieu of the required 50 feet for Building F; 7) building setbacks of 5 feet and 33.5 feet from Buildings F and H, respectively, in lieu of the required 100 feet, and a lot line setback of 37 feet in lieu of the required

50 feet for Building G; 8) and a building setback of 33.5 feet in lieu of the required 100 feet, a lot line setback of 20.1 feet in lieu of the required 50 feet, and a street centerline setback of 43.5 feet in lieu of the required 75 feet for Building H. Petitioner also seeks a variance from Section 1A04.3.b.3(A) for an existing three-story victorian style home that is 40 feet in height, all as more particularly described on Petitioner's Exhibit 1.

The Petitioner, by David M. Meadows, Esquire, appeared and testified. There were no Protestants.

Testimony indicated that the subject property, known as 11800 Belair Road, consists of 5.15 acres zoned R.C. 5 and is improved with a three-story dwelling, garage and other accessory farm structures. Said property is part of a larger tract of land known as Longfield Estates which is proposed for development with single family dwellings. Proffered testimony indicated the requested variances are needed for the existing farmers dwelling and related outbuildings which will be continued uses. Testimony indicated the relief requested will not result in any detriment to the health, safety or general welfare of the surrounding community.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unduly burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and

- 2 -

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 24 day of November, 1991 that the Petition for Zoning Variance from Sections 1A04.3.B, 1A04.3.b.3, and 102.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit: 1) building setbacks of 56.2 feet and 55.9 feet from Buildings B and C, respectively, in lieu of the required 100 feet for Building A; 2) a lot line setback of 47.6 feet in lieu of the required 50 feet and a building setback of 48 feet from Building C in lieu of the required 100 feet for Building B; 3) building setbacks of 48 feet, 55.9 feet, and 31.5 feet from Buildings B, A and D, respectively, in lieu of the required 100 feet and a lot line setback of 40.1 feet in lieu of the required 50 feet for Building C; 4) building setbacks of 31.5 feet and 21.5 feet from Buildings C and E, respectively, in lieu of the required 100 feet, and a lot line setback of 26.9 feet in lieu of the required 50 feet for Building D; 5) building setbacks of 21.5 feet and 20 feet from Buildings D and F, respectively, in lieu of the required 100 feet, and a lot line setback of 3.4 feet in lieu

of the required 50 feet for Building E; 6) building setbacks of 20 feet and 5 feet from Buildings E and G, respectively, in lieu of the required 100 feet, and a lot line setback of 40.3 feet in lieu of the required 50 feet for Building F; 7) building setbacks of 5 feet and 33.5 feet from Buildings F and H, respectively, in lieu of the required 100 feet, and a lot line setback of 37 feet in lieu of the required 50 feet for Building G; 8) and a building setback of 33.5 feet in lieu of the required 100 feet, a lot line setback of 20.1 feet in lieu of the required 50 feet, and a street centerline setback of 43.5 feet in lieu of the required 75 feet for Building H, and a variance from Section 1A04.3.b.3(A) for an existing three-story victorian style home that is 40 feet in height, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 11/24/91
By [Signature]

- 4 -

ORDER RECEIVED FOR FILING
Date 11/24/91
By [Signature]

ORDER RECEIVED FOR FILING
Date 11/24/91
By [Signature]

- 3 -

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

November 7, 1991

David M. Meadows, Esquire
4111 E. Joppa Road, Suite 201
Baltimore, Maryland 21236

RE: PETITION FOR ZONING VARIANCE
NW/5 Belair Road, 300' SW of Gottner Road
(11800 Belair Road)
11th Election District - 5th Councilmanic District
Ann S. Langenfelter - Petitioner
Case No. 92-130-A

Dear Mr. Meadows:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

File



Petition for Variance

to the Zoning Commissioner of Baltimore County

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1A04.3B Area Regulations, building setbacks as to Lot 42 as depicted on the attached Plat, and other Sections which may be applicable. To include 1A04.3.b.3, 102.2 (See attached description sheet)

1A04.3B.3A
of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)
(TO BE DETERMINED AT HEARING) gmm

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No. (301) 529-4600

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this petition.

Ann S. Langenfelter, by Barbara Ann Spicer, attorney in fact, under Power of Attorney dated 12/5/89

(Name of Attorney) Barbara Ann Spicer
(Power of Attorney) See attached copy of POA
(Type or Print Name)

Address

City and State

Address

City and State

Address

City and State

Address

City and State

Address

City and State

Address

City and State

Address

City and State

Address

City and State

ATTACHMENT SHEET
PETITION FOR VARIANCE
ANNE S. LANGENFELDER PROPERTY

The Petitioner seeks a variance from Section 1A04.3B3 and Section 102.2 of the Zoning Regulations of Baltimore County such that:

1. Building A shall be 56.2 feet from Building B and 55.9 feet from Building C; and
2. Building B shall be 47.6 feet from the Lot line and 48.0 feet from Building C; and
3. Building C shall be 48.0 feet from Building B; 55.9 feet from Building A; 31.5 feet from Building D and 40.1 feet from the Lot line; and
4. Building D shall be 31.5 feet from Building C, 26.9 feet from a Lot line and 21.5 feet from Building E; and
5. Building E shall be 21.5 feet from Building D, 3.4 feet from a Lot line and 20 feet from Building F; and
6. Building F shall be 20 feet from Building E, 40.3 feet from a Lot line and 5 feet from Building G; and
7. Building G shall be 5 feet from Building F, 37 feet from a Lot line and 33.5 feet from Building H; and
8. Building H shall be 33.5 feet from Building G, 20.1 feet from a Lot line and 43.5 feet from center of Longknoll Way.

(All of the dimensions as described in this paragraph are derived from the Plat in support of the Petition attached hereto and incorporated herewith); and all variance is in lieu of the required 50 foot setback from a Lot line; 75 feet from the centerline of any street, and 100 feet setback between buildings. The Petitioner seeks a variance from Section 1A04.3B3(A) for Building A which is a 3-story victorian style home 40 feet in height.

Development Engineering Consultants, Inc.
Site Engineers & Surveyors

ZONING DESCRIPTION

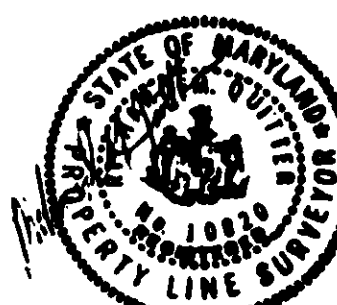
92-130-A

Beginning on the southwest side of proposed Longfield Drive, 40 feet wide, at the distance of 2,000 feet northwest of the centerline of Belair Road, running thence on the outlines of proposed Lot 42 of Longfield Estates, Phase II (1) South 51 degrees West 695 feet, more or less, (2) North 25 degrees West 163 feet more or less, (3) North 14 degrees 30 minutes East 100 feet, more or less, (4) North 51 degrees 30 minutes West 235 feet more or less thence along the southeast side of proposed Longknoll Way, 40 feet wide, (5) North 38 degrees East 180 feet, more or less, thence (6) South 51 degrees 30 minutes East 195 feet, more or less, (7) North 38 degrees 30 minutes East 225 feet, more or less, (8) South 89 degrees East 197 feet, more or less, (9) North 48 degrees 40 minutes East 40 feet, more or less thence along the southwest side of Longfield Drive (10) South 41 degrees East 225 feet more or less to the place of beginning.

Containing 5.15 acres or 224,199 square feet of land, more or less.

Being also known as #7405 Longfield Drive.

87-185
09-11-91



6603 York Road Baltimore, Maryland 21212 (301) 377-2600

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 1-1 Date of Posting: 10/19/91
 Posted for: Ann S. Langenfelder
 Location of property: 11800 Belair Road, 11th Election District
 Location of Signs: 11800 Belair Road, 11th Election District
 Remarks: None
 Posted by: Ann S. Langenfelder Date of return: 10/26/91
 Number of Signs: 2

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER, weekly newspapers published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/19/91.

NORTHEAST TIMES BOOSTER and the
NORTHEAST TIMES REPORTER

S. Zake Orlum
Publisher

\$114.98

CERTIFICATE OF PUBLICATION

TOWSON, MD., 10/19/91
 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/19/91.

THE JEFFERSONIAN,

S. Zake Orlum
Publisher

\$114.98

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

DATE: 10-18-91

COPY

Ann S. Langenfelder
11800 Belair Road
Kingville, Maryland 21087

RE:
CASE NUMBER: 92-130-A
NW/S Belair Road, 300' (+/-) SW of Gettler Road
11800 Belair Road
11th Election District - 5th Councilmanic
Petitioner(s): Ann S. Langenfelder
HEARING: MONDAY, NOVEMBER 4, 1991 at 11:00 a.m.

Dear Petitioner(s):

Please be advised that \$ 189.98 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID. ALSO, THE ZONING SIGN & POST SET(S) MUST BE RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

Ann S. Langenfelder
Lawrence E. Schmidt
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

cc: Barbara Ann Spicer, Esq.
David M. Meadows, Esq.

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

SEPTEMBER 26, 1991

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 118, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 92-130-A
NW/S Belair Road, 300' (+/-) SW of Gettler Road
11800 Belair Road
11th Election District - 5th Councilmanic
Petitioner(s): Ann S. Langenfelder
HEARING: MONDAY, NOVEMBER 4, 1991 at 11:00 a.m.

Variance to permit that Building A shall be 56.2 feet from Building B and 55.9 feet from Building C; Building B shall be 47.6 feet from the lot line and 48 feet from Building C; Building C shall be 48 feet from Building B, 55.9 feet from Building A, 31.5 feet from Building D and 40.1 feet from the lot line; Building D shall be 31.5 feet from Building C, 26.9 feet from a lot line and 21.5 feet from Building E; Building E shall be 21.5 feet from Building D, 3.4 feet from a lot line and 20 feet from Building F; Building F shall be 20 feet from Building E, 40.3 feet from a lot line and 5 feet from Building G; Building G shall be 5 feet from Building F, 37 feet from a lot line and 33.5 feet from Building H; Building H shall be 33.5 feet from Building E, 20.1 feet from a lot line and 43.5 feet from center of Longhollow Way; and all variance is in lieu of the required 50 foot setback from a lot line, 75 feet from the centerline of any street, and 100 feet setback between buildings; and for Building A which is a 3-story Victorian style home 40 feet in height.

Ann S. Langenfelder
Lawrence E. Schmidt
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

Zoning Commissioner of
Baltimore County

cc: Ann S. Langenfelder
David Meadows, Esq.
Barbara Ann Spicer, Esq.

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CASE NUMBER: 92-130-A
NW/S Belair Road, 300' (+/-) SW of Gettler Road
11800 Belair Road
11th Election District
5th Councilmanic
Petitioner(s): Ann S. Langenfelder
HEARING: MONDAY, NOVEMBER 4, 1991 at 11:00 a.m.

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LAWRENCE E. SCHMIDT,
Zoning Commissioner of
Baltimore County
NJ/10071 October 10.

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Date: 10/30/91

Amount: \$100.00
Number

PUBLIC HEARING FEES

POSTING TWO ADVERTISING \$189.98

LANGENFELDER

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

October 23, 1991

David M. Meadows
4111 E. Joppa Road, Suite 201
Baltimore, MD 21236

RE: Item No. 133, Case No. 92-130-A
Petitioner: Barbara A. Spicer, et al
Petition for Variance

Dear Mr. Meadows:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a review by Zoning personnel.

Zoning Plans Advisory Committee Comments
Date: October 23, 1991
Page 2

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys and/or engineers who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the loss of filing fee.

Very truly yours,
James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Ms. Barbara Spicer
Ms. Ann S. Langenfelder

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this 17th day of September, 1991.

Arnold Jablon
ARNOLD JABLON
DIRECTOR

Received By:
James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Barbara A. Spicer, et al
Petitioner's Attorney: David M. Meadows

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
SUBJECT: Langenfelder Property, Item No. 133

This office supports the requested variances and the ultimate recommendation of DEPRM concerning continued farm use of this property.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/pat
ITEM133/ZAC1

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: October 18, 1991

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management

FROM: Rahee J. Famill

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: October 1, 1991

This office has no comments for item numbers 127, 129, 130, 131, 132, 133, 134, 135, 136, 139, 140 and 141.

Rahee J. Famill
Rahee J. Famill
Traffic Engineer II

RJF/lvd

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

September 27, 1991

TO: Arnold Jablon, Director
Zoning Administration and Development Management

FROM: DIVISION OF GROUND WATER MANAGEMENT

SUBJECT: Zoning Item #133, Zoning Advisory Committee Meeting of
October 1, 1991, Ann S. Langenfelder, NW/5 Belair Road, 300'
(+/-) SW of Goettner Road (#11800 Belair Road), D-11, Private
Water and Sewer.

COMMENTS ARE AS FOLLOWS:

In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. If there are any questions regarding the subdivision process, please contact the Land Development Section at 887-2762.

SSF:mp
133ZNG/GWRMP

RECEIVED
SEP 30 1991
ZONING OFFICE

Baltimore County Government
Fire Department

700 East Joppa Road, Suite 901
Towson, MD 21204-5500

(301) 887-4500

OCTOBER 1, 1991

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: ANN S. LANGENFELDER

Location: #11800 BELAIR ROAD

Item No.: 133 Zoning Agenda: OCTOBER 1, 1991

Comments:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *[Signature]* Noted and Approved: *[Signature]*
Planning Group Fire Prevention Bureau
Special Inspection Division

JT/REK

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: September 27, 1991
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for October 1, 1991

The Development Engineering Division has reviewed the subject zoning items and we have no comments for items 127, 129, 130, 131, 132, 133, 135, 137, 138, 139, 140 and 141.

For Item 134, this subdivision is okay, with no comments needed.

For Item 136, the comments are preserved until the County Review Group plan is submitted. However, sideyard setback dimensions may change as a result of the County Review Group comments.

Robert W. Bowling
ROBERT W. BOWLING, P.E.
Development Engineering Division

RWB:sp

BALTIMORE COUNTY, MARYLAND
SIGN-IN SHEET

NAME	ADDRESS
<i>David Meadows</i>	

A-17 RUR-L ACCESSORY USES
Reference S. 400, 101, 404.2
BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Agricultural Preservation Coordinator
Department of Environmental Protection
and Resource Management

Date: *Sept 25 1991*

FROM: Mr. J. Robert Haines, Zoning Commissioner
111 W. Chesapeake Ave. Towson, Maryland

SUBJECT: REDUCED ACREAGE FARM

Election District: _____
Owner: *Ann S. Langenfelder* Phone # *(301) 592-8400*
Address: *11800 Belair Road* Tax Account Number
Kingsville, Maryland 21087 *1112801101*

Pursuant to the Zoning Commissioner's policy A-17, this office is officially requesting verification of the legitimacy of a farm use to continue on the reduced acreage on the referenced property. In the judgement of the Zoning Supervisor and/or the Zoning Commissioner, in consideration of your findings, a special hearing may be required before the Zoning Commissioner prior to any zoning approvals. We are submitting a copy of:

the proposed lot + overall subdivision plan
the deed to the property
the state tax map for that area, *55 19 153*

We appreciate your verification and/or recommendations concerning this property.

LEGITIMACY OF A FARM USE ON THE REDUCED ACREAGE

☒ Yes ☐ No ☐ Comment

Signed: *Paul J. Solomon* Date: *10/16/91*
Representative of the Agricultural
Land Preservation Board for
Baltimore County

RM-19 (CONTINUED) SAMPLE
BALTIMORE COUNTY, MARYLAND

TO BE SUPPLIED BY
THE APPLICANT

INTER-OFFICE CORRESPONDENCE

TO: Mr. Paul Solomon
Planner III
Department of Environmental Protection
and Resource Management

Date: September 12, 1991

FROM: Mr. J. Robert Haines, Zoning Commissioner
111 W. Chesapeake Ave. Towson, Maryland

SUBJECT: Application for tenant ☒ Dwelling ☐ Trailer

Election District: _____
Owner: *Ann S. Langenfelder* Phone # *(301) 592-8400*
Address: *11800 Belair Road* Tax Account Number
Kingsville, Maryland 21087 *1112801101*

Pursuant to the Zoning Commissioner's policies RM-13 and RM-19, this office is officially requesting verification of the legitimacy of a farm use and the need for an on-site full time tenant farmer on the above referenced property. In the judgement of the Zoning Supervisor and/or the Zoning Commissioner, in consideration of your findings, a special hearing may be required before the Zoning Commissioner prior to any zoning approvals. We are submitting a copy of:

1. the signed and notarized tenant affidavit
2. the deed to the property
3. the state tax map for that area, *55 19 153*

We appreciate your verification and/or recommendations concerning this property.

LEGITIMACY OF A FARM USE

☒ Yes ☐ No ☐ Comment

NEED FOR AN ON-SITE TENANT FARMER

☒ Yes ☐ No ☐ Comment

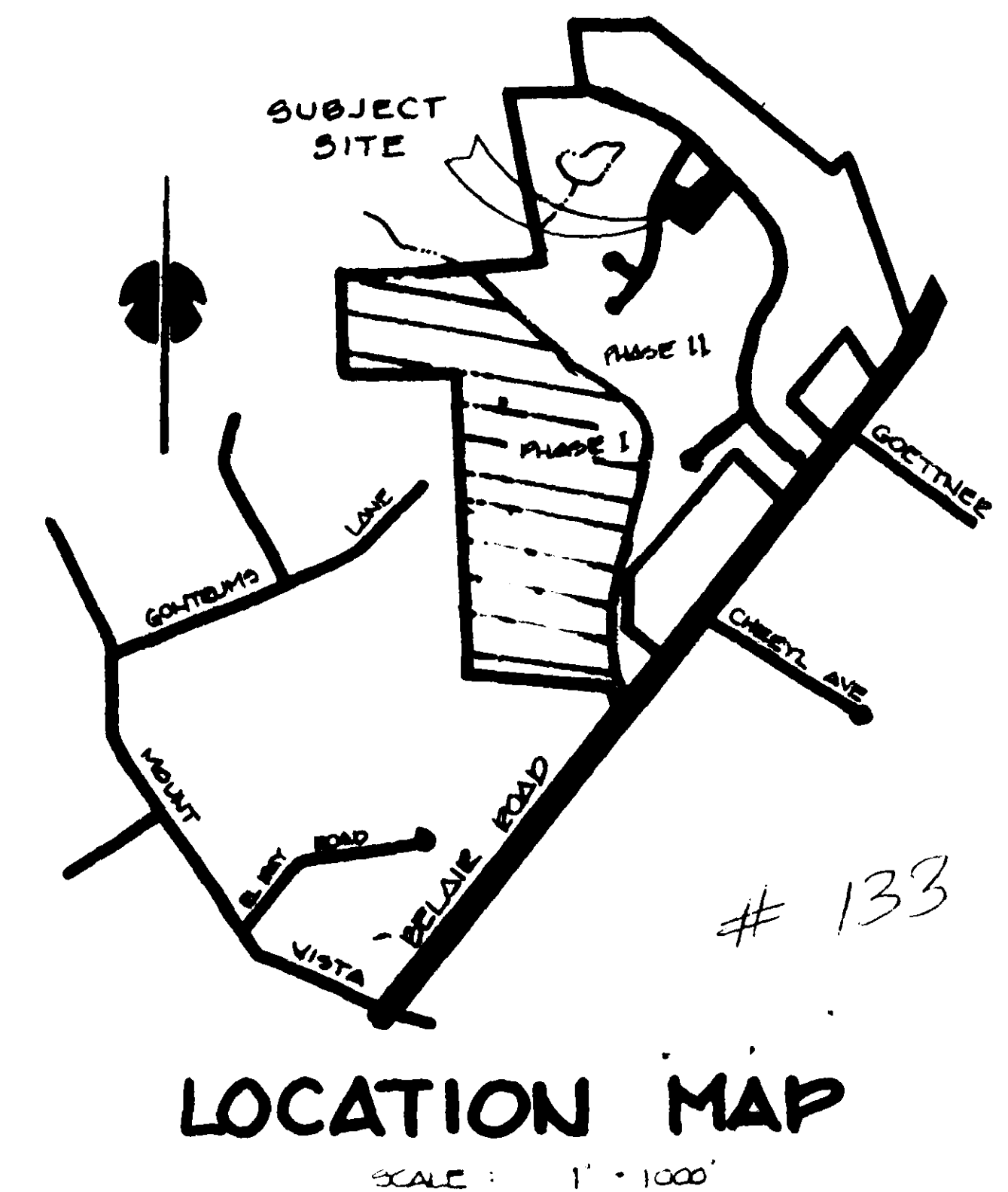
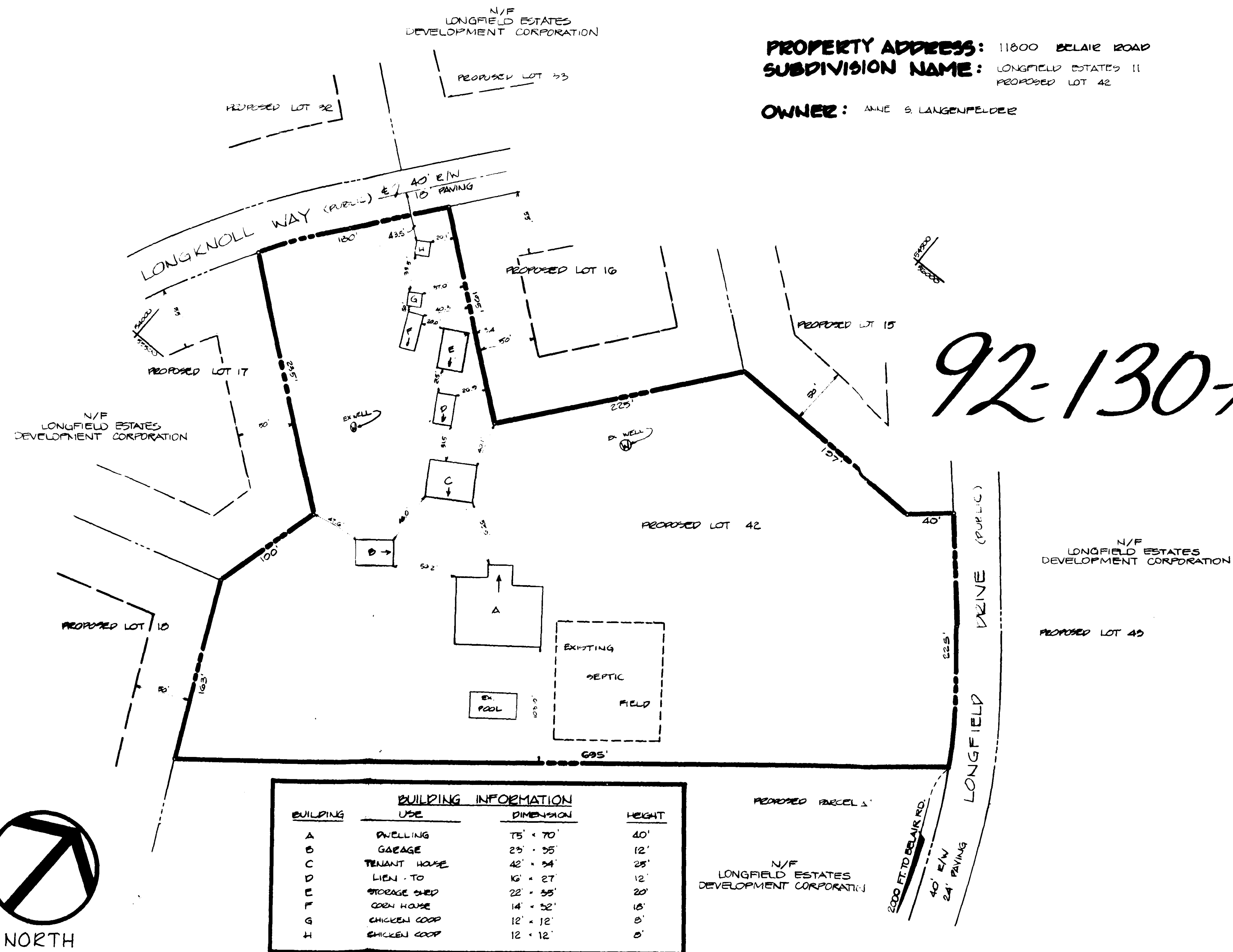
Signed: *Paul J. Solomon* Date: *10/16/91*
Representative of the Agricultural
Land Preservation Board for
Baltimore County

BALTIMORE, MARYLAND
DURABLE POWER OF ATTORNEY FOR PROPERTY AND HEALTH CARE
COPY KNOW ALL MEN BY THESE PRESENTS: *92-130-A*

That I, ANNE STICKLES LANGENFELDER, do hereby appoint
CHARLES SCHEELER and BARBARA ANN SPICER, or the survivor of them,
my true and lawful attorneys-in-fact (hereinafter sometimes
referred to collectively as "my Attorney"), for me and in my name
and on my behalf:

- To receive and receipt for any and all sums of money or payments due or to become due to me, including, but not limited to, Social Security and other retirement or disability benefits, and to deal directly on my behalf with Social Security, retirement or disability plan officials concerning those benefits.
- To deposit in my name in any bank or banks or savings and loan or building association or associations in savings and all monies collected or received by me or my Attorney.
- To draw checks or drafts upon or to make with-drawals from any and all bank accounts and accounts in savings and loan or building associations belonging to me, including any retirement plan accounts, including, but not limited to, IRA or Keogh accounts.
- To pay any and all bills, accounts, claims or demands now or hereafter payable by me.
- To borrow money in my name and to obligate me for the repayment thereof upon such terms and conditions as my Attorney shall deem appropriate.
- To enter any and all safe deposit boxes rented by me and in my Attorney's sole discretion to remove temporarily or permanently any and all items located in such safe deposit box or boxes.
- To purchase, convert, sell, redeem, negotiate, assign or transfer common or preferred stocks, debentures, municipal or corporate bonds, mutual funds shares or any other securities, including United States Treasury securities.
- To exercise or sell any stock subscription rights or warrants that may be declared upon any stock held in my name.
- To vote in person or by proxy any stock held in my name.
- To lease, sell, convey, transfer, mortgage, pledge, exchange or otherwise dispose of or encumber any or all of my property, real, personal or mixed and to execute good and sufficient deeds and other instruments therefor.
- To execute all documents, including, but not limited to, promissory notes, deeds of trust, mortgages and disclosure statements and to endorse all checks, and pay all amounts necessary in connection with settlement on the purchase of any form of dwelling unit.

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING



LOCATION INFORMATION

COUNCILMANIC DISTRICT: 5
ELECTION DISTRICT: 11
1" = 200' SCALE MAP: N.E. 14 J
ZONING: EC-5
LOT SIZE: 5.15 ACRES
224199 SQUARE FEET
SEWER: ☐ PUBLIC ☒ PRIVATE
WATER: ☐ YES ☒ NO
CHESAPEAKE BAY CRITICAL AREA: ☐ YES ☒ NO
PRIOR ZONING HEARINGS: NONE

PETITIONER'S EXHIBIT 4.1

ZONING OFFICE USE ONLY!

REVIEWED BY:	ITEM #:	CASE #:

ZONING VARIANCE PLAT
LONGFIELD ESTATES PHASE II

SHEET 1 OF 1
DATE: JULY '21
SCALE: 1" = 50'
CONTRACT NUMBER: 67 105

PREPARED BY:

DEVELOPMENT ENGINEERING CONSULTANTS, INC.
SITE ENGINEERS & SURVEYORS
6603 YORK ROAD
BALTIMORE, MARYLAND 21212

STORMWATER MANAGEMENT

SOIL LIMITATIONS



1 LONGFIELD ESTATES
LONGFIELD ESTATES DEVELOPMENT CORPORATION
4111 EAST JOPPA ROAD
BALTIMORE, MARYLAND 21236 TELEPHONE (301) 321-1090

4 ELECTION DISTRICT NO. 11
6 CONGRESS TRACT NO. 411 CI

5 COUNCILMAN DISTRICT NO. 5
7 WATERSHED NO. 2 AND NO. 7

		PHASE I	PHASE II	TOTAL
a	SITE ACERAGE	00 00	100.00	100.00
	NET GROSS	100.00	100.00	200.00
b	OPEN SPACE	NONE	NONE	NONE
	REQUIRED	NONE	NONE	NONE
c	PARKING	2 x 24 = 48	2 x 41 = 82	2 x 55 = 110
	REQUIRED	40	82	122
d	PENALTY EC'S	GGT = 10.20, AG 80	GGT = 10.20, AG 80	GGT = 10.20, AG 80
	ALLOWED	32	42	64
	PROVIDED		OTAC	OTAC
	BL			

10. # THIS PROPERTY HAS BEEN HELP INTANT BY THE UNIVERSITY SINCE 1908
11. # # COVERAGE NO MORE THAN 5% OF LOT MAY BE COVERED WITH BUILDING.
12. 5. SOILS LIMITATIONS : SEE CHART
13. 10. PROPOSED PLANTING : 1 TREE PER LOT - 42 TREES
14. 3. NO HISTORIC BUILDINGS EXIST ON SITE.
15. 7. OWNERSHIP : ANNE S. LANGENFELDER
11800 BELAIR ROAD
KINGSMILLE, MARYLAND 21087
16. 1. LONGFIELD ESTATES DEVELOPMENT CORPORATION
4111 EAST JORDA ROAD
BALTIMORE, MARYLAND 21206
DEED REF. 21-210001001
DEED REF. 21-210001002, 21-210001003, 21-210001004, 21-210001005
17. 28. CURRENT ZONING ON SITE: EC-1A. CURRENT ZONING ADJACENT SITE: EC-5A.
18. 59. FAVORABLE PERMITS: SEE PEOPLE
19. 64. AVERAGE DAILY TRAFFIC: 124 x 41 = 509.40
20. 30. STORMWATER MANAGEMENT: SITE IS WITHIN 3/4 MILE AND LITTLE UNIMPAVED WATERWAYS. 2 x 10 YEAR PEAK STORM MANAGEMENT IS BOTH REQUIRED AND PROVIDED. WATER QUALITY MANAGEMENT FOR 1" & OF RUNOFF REQUIRED AND PROVIDED AT FACILITIES AND OTHER FACILITIES.
21. 40. WETLANDS HAVE BEEN FIELD LOCATED, VERIFIED ON SITE BY A REPRESENTATIVE OF BALTIMORE COUNTY DEPT. OF, AND ACCURATELY SHOWN ON THE PLAN
22. 41. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO KNOWN CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITAT, HAZARDOUS MATERIALS OR UNDERGROUND FUEL TANKS ON SITE.

ADDITIONAL NOTES

1. NO CLEARING, GRADING OR INTERFERENCE OF THE FOREST BUFFER SACRAMENT EXCEPT AS PERMITTED BY DEPM.
2. RESTRICTIVE COVENANTS WILL BE ADDED TO THE RECORD OF ALL LOTS CONTAINING THE FOREST BUFFER ENLARGEMENT RESTRICTIONS.
3. ONE IS "GRADE POST SINGLE FACE OR ONE 75 INCHES HIGH DURABLE FACE SIGN IS PERMITTED.
4. MITIGATIVE MEASURES FOR STEEP SLOPES :
 - a) SEPTIC FIELD: NO SEPTIC FIELDS WILL BE ALLOWED IN SLOPES WHICH EXCEED 15% PER DEPM.
 - b) SINGLE FAMILY DWELLINGS WITH BASEMENTS AND STREETS OR GRADES AND SLOPES WILL BE GRANTED A DRAINAGE DRAINAGE SYSTEM AND BE ADEQUATELY STABILIZED PER GRADING AND SEPTIC CONTROL PLAN.
 - c) HIGH GROUND WATER TABLE CONDITIONS ENCOUNTERED DURING CONSTRUCTION OF BASEMENTS AND STREETS WILL BE ADDRESSED WITH UNDERDRAIN SYSTEMS.

LEGEND

KINGVILLE ELEMENTARY SCHOOL DISTRICT

SCHOOL CAPACITY	472
1980 ENROLLMENT	456
ESTIMATED PUPIL YIELD	21



CRG. PLAN 92-130-A
LONGFIELD ESTATES II

SCALE: 1"=100' DATE: MAY 1991 SHEET: 1 of 1
PLANNING DEPT. PUBLIC SERVICES 00-112

DEVELOPMENT
ENGINEERING
CONSULTANTS, INC.

6603 YORK ROAD • BALTIMORE, MARYLAND • (301) 377-2600

A FINAL LANDSCAPE PLAN APPROVED BY OFFICE OF PLANNING. ZONING IS REQUIRED PRIOR TO ISSUANCE OF GRADING PERMITS REQUIRED.

8. A ZONING VARIANCE WILL BE REQUESTED TO BEING ALL EXISTING BUILDINGS INTO COMPLIANCE WITH THE BCEE (SEE MAP).

9. ALL EXISTING 1-1/2 STORY TO FINAL ZONING APPLICABLE TO THE ZONING PLAN DEVELOPMENT PLAN.

10. ALL PROPOSED 1-1/2 STORY TO FINAL ZONING APPLICABLE TO THE ZONING PLAN DEVELOPMENT PLAN.

11. BALTHIMORE COUNTY OFFICIALS AS DETERMINED BY BALTHIMORE COUNTY COUNCIL SHALL NOT BE REQUIRED TO APPROVE THIS DEVELOPMENT.

12. AT THE TIME OF CONSTRUCTION A REPRESENTATIVE OF THE COUNTY WILL MEET WITH THE DEVELOPER OR HIS REPRESENTATIVE TO DISCUSS DETAILS OF REFUSE COLLECTION.

13. AREA WITHIN PLOUGHPLAIN OF PLEASANT HILL IS TO BE DEVOTED TO BALTHIMORE COUNTY AS A GREENWAY RESERVATION.

14. LOT 6 AND PARCEL A ARE TO BE EXEMPTED FROM ALL LANDSCAPING.

15. ALL EXISTING STRUCTURES ARE TAKEN ON LATEST RECORD MAP. ALL EXISTING STRUCTURES ON THE PROPERTY ARE SHOWN ON THE PLAN. ALL EXISTING STRUCTURES NOT SHOWN ON THE RECORD MAP ARE TO BE ELIMINATED. THE RECORD MAP IS THE BASIS OF THE DEVELOPER AND SHALL BE ASSIGNED PRIOR TO THE RECORDING OF THE RECORDED PLAN. THIS INCLUDES STRUCTURES ON LOTS 13 & 14.

16. ANY LEGAL UNLAWFUL PARCELS OF LAND INCLUDING ALL PARCELS INCLUDED AS PART OF RECORDED LOT 42 NOT SHOWN ON EXISTING MAPS OF PARCEL 133 IN THE STATE TAX MAP, ALL MUST BE ELIMINATED AND BROUGHT INTO COMPLIANCE WITH THE BCEE NO LATER THAN IMMEDIATELY. NO RECONSTRUCTION OF THE RECORDED PLAN THE ZONING OFFICE WILL NOT AND ANY FUTURE APPROVALS UNTIL DOCUMENTATION. FURNISHING IS INCLUDED IN THE FINAL DEVELOPMENT PLAN FILES.

17. THE DEVELOPER'S ENGINEER HAS CONFIRMED THAT NO PART OF THE GREEN AREA OF THE PROPERTY AS SHOWN ON THE PLAN HAS EVER BEEN UTILIZED OR REPRESENTED AS A VENUE OR AREA TO SUPPORT ANY OPPOSITE DEVELOPMENT.

18. AREAS BETWEEN RIGHT LINE AND SIDE LINE MUST BE GRADED, GRADED, AND KEPT OBSTRUCTION FREE.

19. LOTS 5, 6, 7, 8 AND 9 ARE SUBJECT TO DEVELOPMENT AND GRADING RESTRICTIONS OTHER THAN ROADWAY AS SHOWN ON PLAN DURING THE LIFETIME OF PERMANENT RESIDENCE OF MRS ANNE LANGENFELDER. SEE RESTRICTIONS RECORDED IN LAND RECORDS OF BALTHIMORE COUNTY.

20. ALL BUILDINGS ON LOT 11 ARE REMAINING, INCLUDING LOT 11 A GARAGE. BUILDINGS 11 A & 11 B ARE FROM 1910 BUILDINGS AND ARE SUBJECT TO A ZONING VARIANCE. LOT 11 A IS TO BE ELIMINATED TO BE BROUGHT INTO COMPLIANCE WITH THE BCEE AND ANY OTHER.

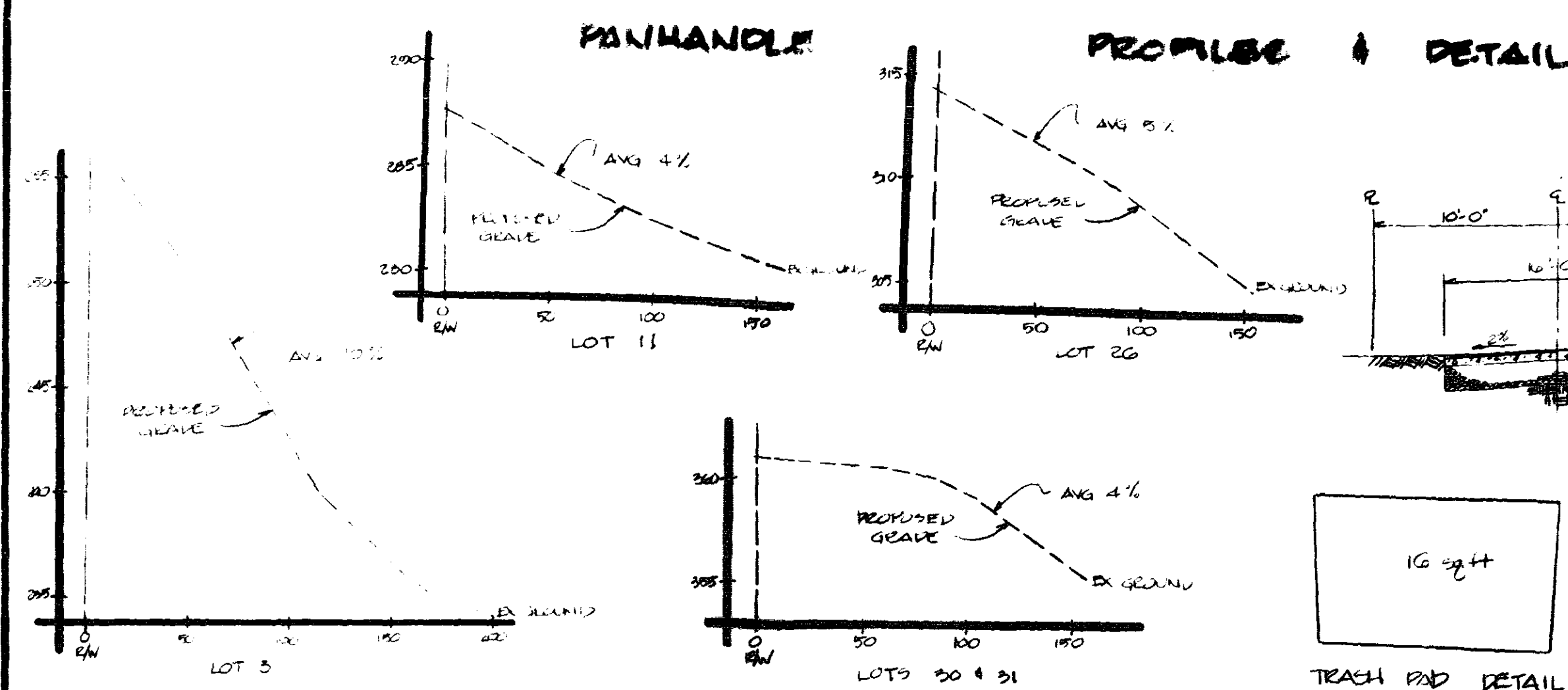
21. PRIOR TO FINAL APPROVAL, BUILDINGS 11 A & 11 B ARE TO BE ELIMINATED TO BE BROUGHT INTO COMPLIANCE WITH THE BCEE AND ANY OTHER.

22. TWO SIGNS ARE PROPOSED ONE ON EITHER SIDE OF THE ENTRANCE (SEE MAP). THE SIGNS ARE TO BE CONSTRUCTED OF BRICK OR PLASTERED, ONE-SIDED, LESS THAN 4' 6" IN HEIGHT, AND WILL CONTAIN THE NAME OF THE INDIVIDUAL.

23. A ZONING VARIANCE WILL BE REQUESTED TO BEING THE SIGNS INTO COMPLIANCE WITH BCEE-SEE MAP AND PRIOR TO THE BCEE. THE VARIANCE OFFICE OF PLANNING & ZONING WOULD NOT SUPPORT THE DEVELOPMENT ON LOT 11 A AND FUTURE SUBDIVISION OF LOT 11 A. THE LOT 11 A WOULD BE A COMBINATION OF THE BUILDING BEING USED FOR LOT 11 A AS SHOWN ON THE RECORD MAP. NO ACCORDANCE WITH THE PLANNING BOARD'S ACTIVITY IN 1973. THEREFORE THE OFFICE OF PLANNING & ZONING SUPPORTS AND FULLY ENGAGE TO SEEK A CONSIDERATION AGREEMENT TO EXIST WITH FUTURE DEVELOPMENT ON LOT 11 A AND PARCEL A TO IMMEDIATELY PROTECT THE WIFE.

24. LONGFELLOW ESTATES DEVELOPMENT CORPORATION AND THE GREATER KINGSVILLE CIVIC ASSOCIATION HAVE ENTERED INTO A MEMORANDUM OF UNDERSTANDING AGREEMENT WITH ATTACHED DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE DEVELOPMENT, DATED JUNE

STORMWATER MANAGEMENT

SOIL LIMIT

<u>ADJACENT OWNERSHIP</u>				
<u>NO.</u>	<u>NAME</u>	<u>ADDRESS</u>	<u>DEED</u>	<u>REFERENCE</u>
①	Lawrence & Carolyn Downing	Belair Rd.	7639/564	
②	Howard & Charlotte Franz	Belair Rd.	2016/278	
③	Warren C. Gonsen	7902 Belair Rd.	7070/244	
④	Lassahn Funeral Home Inc.	7403 Belair Rd.	4996/464	
⑤	Charles & Olga Griffin	11561 Belair Rd.	6322/188	
⑥	Hammond & Thirisa Brandt	11565 Belair Rd.	5889/915	
⑦	John & Shirley Hughes	11567 Belair Rd.	5793/739	
⑧	Robert & Mary Wilhelm	7505 Cheryl Ave.	3972/159	
⑨	Ruth W. Goeb	Belair Rd.	3581/17	
⑩	Edward & Roxie Garrity	11603 Belair Rd.	5928/677	
⑪	Raymond & Evelyn Bortier	11605 Belair Rd.		
⑫	Maude Johnson & Dorothy Mason	11607 Belair Rd.	5362/613	
⑬	William & Lucia Bell	11715 Belair Rd.	6136/742	
⑭	Kingsville Inc.	11717 Belair Rd.	1645/161	
⑮	Helen B. Chatterton	11725 Belair Rd.	6705/350	
⑯	CA & Helen Chatterton	11725 Belair Rd.	7225/134	
⑰	Frank & Carmelita Goettner	7410 Goettner Ave.	7443/135	
⑱	Lettie I. Hack	11801 Belair Rd.	9898/132	
⑲	Bernard & Ethel Byrnes	Belair Rd.	5412/978	
⑳	Richard Lulcan	Belair Rd.	5503/683	
㉑	11825 Properties Ptnsp.	11825 Belair Rd.	7442/87	
㉒	11825 Properties Ptnsp.	11825 Belair Rd.	7442/95	
㉓	Baltimore County	Belair Rd.	6205/140	
㉔	Nelson R. Kerr	Belair Rd.	5362/911	
㉕	George E. Liechner	7301 Temple Rd.	5362/909	
㉖	Alfred & Annette Davies	Oak Dr.	5812/239	
㉗	Annette Davies	11666 Belair Rd.	4916/406	
㉘	John D. Healey	7333 Sunshine Ave.	3484/410	
㉙	Lorraine Healey	7333 Sunshine Ave.	3917/508	
㉚	Mary Francis Sheperd Et Al	Belair Rd.	7897/210	
㉛	Henry & Elizabeth Nohman	11804 Belair Rd.	1364/209	

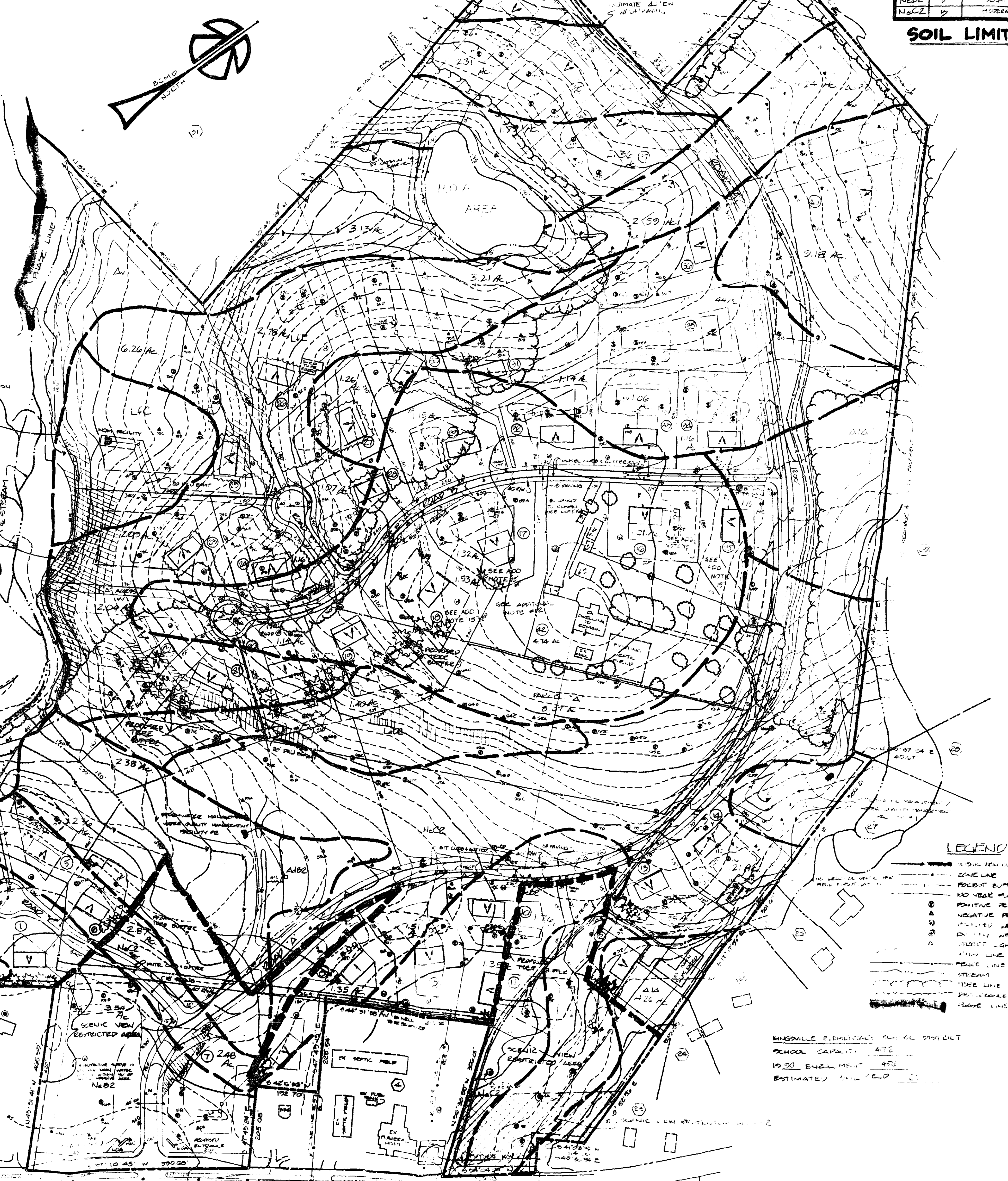
The image contains two hand-drawn cross-section diagrams of a road embankment, labeled 'a' and 'b'. Both diagrams show a road width of 20'-0" and a 4" curb on the right side.

Diagram a: Shows a cross-section with a top width of 20'-0". The embankment has a 1:1 slope. The base width is 12'-0". The height of the embankment is 1'-1". The slope is labeled '1:1 SLOPE'. The base is labeled 'B2'. The road width is labeled '20'-0"'. The curb is labeled '4" CURB'. The embankment is labeled 'EMBANKMENT CURB (1:1)'.

Diagram b: Shows a cross-section with a top width of 20'-0". The embankment has a 1 1/2:1 slope. The base width is 11'-0". The height of the embankment is 1'-1". The slope is labeled '1 1/2:1 SLOPE'. The base is labeled 'B2'. The road width is labeled '20'-0"'. The curb is labeled '4" CURB'. The embankment is labeled 'EMBANKMENT CURB (1 1/2:1)'.

Both diagrams include the text 'CAN GO 1/2:1' and 'B2'.

LONGFIELD ESTATES



LEGEND

WINGVILLE ELEMENTARY SCHOOL DISTRICT
SCHOOL CAPACITY 472
1990 ENROLLMENT 452
ESTIMATED 1991 END 511



Q-NE QQ-NW
THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY GUYHART HORN, INC. BALTIMORE, MD. 21210

1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 13, 1988
Ord. Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88
Chairman, County Council

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE 1" = 200'	LOCATION KINGSVILLE #133	SHEET N. E. 14 - J
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92-130-A